

# **Spring Hill Lane (A Residential Compound) Application for Approval of a Preliminary Plan**

Under the Subdivision Control Law and the Acton Planning  
Board Subdivision Rules and Regulations

for

**Map E-6, Parcel 6  
19 Spring Hill Road  
Acton, MA 01720**

**Applicant:** Maria O. Crowley and James G. Crowley  
19 Spring Hill Road  
Acton, MA 01720

**Date:** September 22, 2016

SM-5390

## **TABLE OF CONTENTS**

- 4.2.2.1 FORM PP – APPLICATION FOR APPROVAL OF PRELIMINARY PLAN**
- 4.2.2.2 DEVELOPMENT IMPACT REPORT**
- 4.2.2.3 CERTIFIED ABUTTERS LIST**
- 4.2.2.4 SEE ATTACHED PRELIMINARY PLAN**
- 4.2.2.5 FILING FEE – COPY OF CHECK**

### **ATTACHMENTS**

- A. COPY OF RECORD DEED**
- B. PROJECT UPDATE LETTER - dated September 22, 2016**
- C. WAIVER REQUEST LETTER - dated September 15, 2016**
- D. FULL SIZE PLANS**

#### **Attached Full Size Plans**

##### **“Preliminary Plan”**

For Spring Hill Lane  
Acton, Massachusetts

For: Crowley

Scale: 1”=40’

May 6, 2016; Revised September 15, 2016

By: Stamski and McNary, Inc.

##### **“Proof Plan”**

Acton, Massachusetts

For: Crowley

Scale: 1”=40’

May 6, 2016; Revised September 15, 2016

By: Stamski and McNary, Inc.

**4.2.2.1**

**FORM PP  
APPLICATION FOR APPROVAL OF PRELIMINARY  
PLAN**

ACTON PLANNING BOARD

FORM PP

APPLICATION FOR APPROVAL OF PRELIMINARY PLAN

The undersigned herewith submits the accompanying Preliminary Plan of property located in the Town of Acton for Approval under the suggested procedure in the Rules and Regulations Governing the Subdivision of Land in the Town of Acton, Massachusetts.

(Please type or print information in blanks below.)

1. Name of Proposed Subdivision Spring Hill Lane ( a Residential Compound)
2. Name of Applicant(s) Maria O. Crowley and James G. Crowley  
Address 19 Spring Hill Road, Acton, MA Phone (978) 369-6750
3. Name of Property Owner(s) Same as applicant  
Address \_\_\_\_\_ Phone \_\_\_\_\_
4. Name of Engineer Stamski and McNary, Inc.  
Address 1000 Main Street, Acton, MA Phone (978) 263-8585
5. Name of Land Surveyor Stamski and McNary, Inc.  
Address 1000 Main Street, Acton, MA Phone (978) 263-8585
6. Deed of property recorded in the Middlesex South Registry of Deeds Book Number 49861,  
Page Number 70 and/or registered in the Middlesex Registry of Land Court, Certificate  
of Title Number \_\_\_\_\_.
7. Zoning District Residence 8 Map No.(s) E-6 Parcel No.(s) 6  
GWPD Zone 4
8. Approximate acreage in subdivision 6.92 acres Number of lots 3
9. Total length of road(s) in linear feet 115 ft
10. Location and Description of property Existing single family dwelling, barn, and associated paved loop  
driveway located adjacent to Camp Acton and Spring Hill Conservation Land.

 9/14/16  
Signature of Applicant, Date

 9/14/16  
Signature of Applicant, Date

 9/14/16  
Signature of Owner, Date

 9/14/16  
Signature of Owner, Date

ALL owners (in case of a corporation, an authorized officer; in the case of a trust, ALL trustees) must sign.



**4.2.2.2**

**DEVELOPMENT IMPACT REPORT**

DEVELOPMENT IMPACT REPORT

The Development Impact Report (DIR) is intended to serve as a guide to the applicant in formulating the development proposal, as well as a guide to the Planning Board in its evaluation of the proposed development in the context of existing conditions and planning efforts by the Town. The DIR should be prepared as early in the development process as possible, even if certain aspects are unknown at that time. It is recommended that the various aspects of the DIR, together with a conceptual development plan, are discussed with the Planning Department staff as soon as possible, prior to the filing of an application for approval of a preliminary plan.

The DIR seeks to raise the broad range of issues generally associated with development plans in a form and in a language that is understandable to a layperson. It assesses development impacts which could possibly be avoided or mitigated if recognized early in the development process. Other portions of the DIR request information which will help the Town plan ahead and ensure adequate services in the future. It is the hope of the Planning Board that the use of the DIR, along with early consultations with the Planning Department staff and the applicant's continuing cooperation throughout the development process, will foster a development of excellent quality and design sensitive to Acton's natural and historic heritage and other community concerns.

The DIR shall be filed with an application for approval of a preliminary and a definitive subdivision plan. The DIR shall clearly and methodically assess the relationship of the proposed development to the natural, physical, and social environment. In preparing the DIR, professionals of the respective fields shall be consulted and a systematic, interdisciplinary approach shall be utilized which will ensure the integrated use of the natural and social sciences and the environmental design arts in planning, designing and engineering of the proposed project.

## DEVELOPMENT IMPACT REPORT

Please type or print information in blanks below.

1. Name of Proposed Subdivision Spring Hill Lane ( a Residential Compound)
2. Location 19 Spring Hill Road
3. Name of Applicant(s) Maria O. Crowley and James G. Crowley
4. Brief Description of the Proposed Project Restriction of 1.8 acres of land abutting Camp Acton and Spring Hill Conservation Land with dedicated access easements. Two proposed dwellings on common drive near existing house to remain.
5. Name of Individual Preparing this DIR Richard J. Harrington, P.E.; Stamski and McNary, Inc.  
Address 1000 Main Street Business Phone (978) 263-8585  
Acton, MA 01720
6. Professional Credentials Commonwealth of MA Registered Professional Engineer Lic. #41298 Civil American Society of Civil Engineers #383973.

### A. Site Description

7. Present permitted and actual land uses by percentage of the site.

<i>Uses</i>	<i>Percentage</i>
Industrial	0
Commercial	0
Residential	100
Forest	0
Agricultural	0
Other (specify)	0

8. Total acreage on the site: 6.92 acres.

<i>Approximate Acreage</i>	<i>At Present</i>	<i>After Completion</i>
Meadow or Brushland (non agriculture)		
Forested	1.21 ac.	0.67 ac.
Agricultural (includes orchards, cropland, pasture)		
Wetland	0.63 ac.	0.63 ac.
Water Surface Area		
Flood Plain		
Unvegetated (rock, earth, or fill)		
Roads, buildings and other impervious surfaces	0.23 ac.	0.72 ac.
Other (indicate type) <u>Lawn</u>	4.85 ac.	4.90 ac.

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *Note: be sure to include overlay zoning districts.*

<b>District</b>	<b>Percentage</b>
R-8	100
GWPD ZONE 4	100

10. Predominant soil type(s) on the site: 312B Woodbridge fine sandy loam,  
103B Charlton-Hollis-Rock outcrop.

Soil drainage (Use the US Natural Resources Conservation Service's definition)

<b>Soil Type</b>	<b>% of the Site</b>
Well drained	100
Moderately well drained	0
Poorly drained	0

11. Are there bedrock outcroppings on the site? X yes      no

12. Approximate percentage of proposed site with slopes between:

<b>Slope</b>	<b>% of the Site</b>
0 - 10%	77
10 - 15%	18
greater than 15%	5

13. In which of the Groundwater Protection Districts in the site located? How close is the site to a public well? Zone(s) 4 Proximity to a public well: 6,800+/- feet

14. Does the project site contain any species of plant or animal life that is identified as rare or endangered? (Consult with the Massachusetts National Heritage Program and the Acton Natural Resources Director).      yes X no

If yes, specify: \_\_\_\_\_  
\_\_\_\_\_

15. Are there any unusual or unique features on the site such as trees larger than 30 inches D.B.H., bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formation or granite bridges?

     yes X no

If yes, specify: \_\_\_\_\_  
\_\_\_\_\_

16. Are there any established foot paths running through the site or railroad right of ways?

X yes      no

If yes, specify: Portion of Spring Hill Trail is on site.



17. Is the site presently used by the community or neighborhood as an open space or recreation area?  
\_\_\_\_yes      Xno

Is the site adjacent to conservation land or a recreation area? Xyes      \_\_\_\_no

If yes, specify: Camp Acton  
Spring Hill Conservation Land

18. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? \_\_\_\_yes      Xno

If yes, specify: \_\_\_\_\_  
\_\_\_\_\_

19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?  
Xyes      \_\_\_\_no

If yes, specify: Bordering Vegetated Wetlands border drainage channel and off-site pond.  
\_\_\_\_\_

20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? \_\_\_\_yes      Xno

If yes, specify: \_\_\_\_\_  
\_\_\_\_\_

21. Has the site ever been used for the disposal of hazardous waste? Has a 21E Study been conducted for the site? \_\_\_\_yes      Xno (to the best of the preparer's knowledge)

If yes, specify results: \_\_\_\_\_  
\_\_\_\_\_

22. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? \_\_\_\_yes      Xno

If yes, specify \_\_\_\_\_  
\_\_\_\_\_

23. Does the project contain any buildings or sites of historic or archaeological significance? (Consult with the Acton Historic Commission or the Action Historical Society.)  
\_\_\_\_yes      Xno

If yes, please describe \_\_\_\_\_

24. Is the project contiguous to or does it contain a building in a local historic district or national register district? \_\_\_\_yes      Xno



25. Is the project contiguous to any section of the Isaac Davis Trail?     \_\_\_yes     X no

If yes, please describe \_\_\_\_\_

## **B. Circulation System**

26. What is the average weekday traffic and peak hour traffic volumes generated by the proposed subdivision?

Average weekday traffic		19.04 (2 dwellings)
Average peak hour volumes	morning	1.54
Average peak hour volumes	evening	2.04

27. Existing street(s) providing access to proposed subdivision:

Name Spring Hill Road     Town Classification Local

28. Existing intersection(s): list intersections located within 1000 feet of any access to the proposed development:

Name of ways None.

29. Location of existing sidewalks within 1000 feet of the proposed site? There are no sidewalks located on Spring Hill Road.

30. Location of proposed sidewalks and their connection to existing sidewalks:

A donation to the sidewalk fund is proposed in lieu of constuction on-site.

31. Are there parcels of undeveloped land adjacent to the proposed site?     \*\_yes X no

Will access to these undeveloped parcels been provided within the proposed site?

\*\_yes     X no

If yes, please describe \* A proposed 34' wide access easement is proposed from private way to Camp Acton.

If no, please explain why \_\_\_\_\_

## **C. Utilities and Municipal Services**

32. If dwelling units are to be constructed, what is the total number of bedrooms proposed?

10

33. If the proposed use of the site is nonresidential, what will the site be specifically used for and how many feet of Gross floor area will be constructed? N/A

34. How will sewage be handled? Private on-site soil absorption system for each lot.

35. Storm Drainage

- a. Describe nature, location and surface water body receiving current surface water of the site:

There are no surface water bodies on site. Runoff from the site does enter Bordering Vegetated Wetlands on the west and east portion of the lot. This runoff eventually drains to Spencer Brook.

- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: Zone 4 - All impervious surfaces within Right of Way shall be captured and infiltrated on site.

- c. Will a NPDES Permit be required? X yes    no

36. In the event of fire, estimate the response time of the fire department (consult with Fire Dept.)  
8-10 Minutes

37. Schools (if residential)

- a. Projected number of new school age children: 4 +/-  
b. Distance to nearest school: 1.8 mi.

#### **D. Measures to Mitigate Impacts**

Attach brief descriptions of the measures that will be taken to:

- 38. Prevent surface water contamination.
- 39. Prevent groundwater contamination.
- 40. Maximize groundwater recharge.
- 41. Prevent erosion and sedimentation.
- 42. Maintain slope stability.
- 43. Design the project to conserve energy.
- 44. Preserve wildlife habitat.
- 45. Preserve wetlands.
- 46. Ensure compatibility with the surrounding land uses.
- 47. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment rate of runoff for the 10-year storm event.
- 48. Preserve historically significant structures and features on the site.
- 49. To mitigate the impact of the traffic generated by the development.

Please use layman's terms where possible while still being accurate and comprehensive. Where appropriate, graphics shall be used. List sources of data, reference materials, and methodology used to determine all conclusions. Use additional sheets as necessary.



- 38. Prevent surface water contamination: The proposed drainage system will be designed in accordance with the Town of Acton Subdivision Rules and Regulations.**
- 39. Prevent groundwater contamination: The septic system on each lot will be designed to meet or exceed Title 5 and the Town of Acton Board of Health standards.**
- 40. Maximize groundwater recharge: Re-charge of runoff for the site will be provided within the stormwater areas and the proposed roof drywells.**
- 41. Prevent erosion and sedimentation: During construction, any silt, construction debris, etc. shall be removed from the public way or abutting property immediately upon discovery and all sediments spilled, dropped, or washed into public rights-of-ways shall also be removed immediately. Fill material used shall be free of hazardous material and construction debris. The developer shall comply with the erosion and sedimentation control regulation.**
- 42. Maintain slope stability: Cut and fill slopes, if any, will be stabilized immediately with six inches (6") of loam and seed during the growing season (April 1 to November 1) or with hay-mulch during the non-growing season (November 1 to April 1). An Erosion and Sedimentation Control Plan has been prepared, which will provide the necessary details.**
- 43. Design the project to conserve energy: The proposed dwellings will meet the stringent requirements of the state and local building codes. Dwellings have been sited away from Camp Acton and Spring Hill Conservation Land.**
- 44. Preserve wildlife habitat: The site is not located within an area of estimated habitat of rare wildlife. Existing vegetation shall be preserved wherever possible.**
- 45. Preserve wetlands: Erosion and sedimentation controls will delineate the limit of work and also provide the necessary details for protecting the wetlands.**
- 46. Ensure compatibility with the surrounding land uses: A sixty-foot minimum restriction area is proposed adjacent to the abutting Camp Acton as well as three parking spaces within the public way at the trail head access to the Spring Hill Conservation Land. The approval of this subdivision will minimize town maintenance, responsibility, and cost, while providing additional emergency access potential within Spring Hill Lane and common driveway easement for benefit of Camp Acton.**
- 47. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment: Control of peak rates of runoff will be realized using standard drainage techniques which will direct runoff to subsurface recharge areas. Roof drywells may also be provided.**
- 48. Preserve historically significant structures and features on the site: N/A**
- 49. To mitigate the impact of the traffic generated by the development: The project will generate traffic from two additional dwellings within the proposed development. The vehicle trips generated from this proposed development are insignificant and will not require mitigation. The trip generation is also below the typical thresholds requiring traffic studies in the Town of Acton.**

#### **4.2.2.3**

#### **CERTIFIED ABUTTERS LIST**



Town of Acton  
472 Main Street  
Acton, MA 01720  
Telephone (978) 929-6621  
Fax (978) 929-6340

Brian McMullen  
Principal Assessor

Locus:  
Parcel: 19 Spring Hill Rd  
E6-6

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City	ST	Zip
E5-45	21 SPRING HILL RD BEHIND	TOWN OF ACTON		472 MAIN STREET	ACTON, MA	01720	
E6-6-1	12 SPRING HILL RD	ANGELL WILLIAM H		44 PRISCILLA MULLENS WY	CARVER, MA	02330	
E6-6-2	11 SPRING HILL RD	PHILLIPS ASA E	ANGELL DEANNE G	15 SPRING HILL RD	CONCORD, MA	01742	
E6-7	362 POPE RD	TOWN OF ACTON		472 MAIN STREET	ACTON, MA	01720	
E5-27	7 DUSTON LN	HARVEY, JR. JOHN S.R	HARVEY, CYNTHIA C.	7 DUSTON LANE	ACTON, MA	01720	

\* PLEASE CHECK MAILING ADDRESS

Abutters and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the property line all as they appear on the most recent applicable tax list.

HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE  
PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:

Boxborough, MA 01729 Maynard, MA 01754 Concord, MA 01742 Littleton, MA 01460  
Carlisle, MA 01741 Slow, MA 01775 Westford, MA 01886 Sudbury, MA 01776

Marty Abbott  
Acton Assessors Office

8/22/2016



#### **4.2.2.4**

**PRELIMINARY PLAN RESIDENTIAL COMPOUND  
(SEE ATTACHED)**

#### **4.2.2.5**

### **FILING FEE (COPY OF CHECK)**

#### **PRELIMINARY PLAN FILING FEE**

Preliminary Plan - **\$1,000.00** or 500.00 + \$0.50/foot of road whichever is greater

- 115 ft. of road x \$0.50 = \$57.50
- \$500 + \$189.50 = \$557.50

JAMES G. CROWLEY  
MARIA O. CROWLEY  
19 SPRING HILL RD  
CONCORD, MA 01742

538

53-8680/2113

9/14/16

Date

Pay to the  
Order of Town of Acton

\$ 1000.00

One Thousand and 00/100

Dollars

Security  
Features  
on  
Back



touchstone  
Federal Credit Union

201 Lowell Street, Wilmington, MA 01887  
(978) 657-2223

For Preliminary Plan Approval Filing Fee

J. D. Long

MP

Hitland Clarke

**Attachment A**

**COPY OF RECORD DEED**

LOCUS: 19 SPRING HILL ROAD, ACTON, MIDDLESEX COUNTY, MASSACHUSETTS



2007 00141428  
Bk: 49881 Pg: 70 Doc: DEED  
Page: 1 of 2 07/30/2007 03:08 PM

2

# QUITCLAIM DEED

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 07/30/2007 03:08 PM  
Ctrl# 096601 27627 Doc# 00141428  
Fee: \$3,625.20 Cons: \$795,000.00

I, Laura J. Blanc Arnstein, a/k/a, Laura Arnstein, individually, of 4 Portside Drive, Moultonborough, New Hampshire

for consideration paid, and in full consideration of Seven Hundred Ninety Five Thousand and 00/100ths (\$795,000.00) grant to:

Maria O. Crowley and James G. Crowley, as husband and wife, tenants by the entirety, whose address will be 19 Spring Hill Road, Acton, Massachusetts

with **QUITCLAIM COVENANTS**,


A certain parcel of land on Spring Hill Road in said Acton, shown a Lot 5 on a plan of land entitled "Spring Hill Tract, Acton, Massachusetts" dated October 1965, David W. Perley, Engineer, recorded with said Deeds, Book 11107, page 442, and being bounded and described according to said plan as follows:

- |               |  |
|---------------|--|
| SOUTHWESTERLY | by said Spring Hill Road and lot 3, as shown on said plan, six hundred one and 69/100 feet (601.69');                                      |
| NORTHWESTERLY | by Lot 4 and land now or formerly of James Melvin, as shown on said plan, five hundred twenty-two and 50/100 <sup>th</sup> feet (522.50'); |
| NORTHEASTERLY | by land now or formerly of The Boy Scouts of America, five hundred seventeen and 38/100ths feet (517.38');                                 |
| SOUTHEASTERLY | by Lot 6, as shown on said plan, five hundred forty-four and 84/100ths feet (544.84').   |

Said Lot 5 contains, according to said plan, 6.92 acres. Conveyed subject to easements and restrictions of record which remain in force and applicable.

Meaning and intending to convey the premises granted by deed to the grantor from Saul R. Arnstein and Laura J. Blanc Arnstein dated June 13, 1995, and recorded with said Deeds at Book 25496, Page 131.

Witness my *hand and seal*, as of this 20<sup>th</sup> day of July, 2007.

  
\_\_\_\_\_  
Laura J. Blanc Arnstein,  
a/k/a Laura Arnstein



STATE OF NEW HAMPSHIRE

Carroll } ss. *Belknap*

On this *20* day of July, 2007, before me, the undersigned Notary Public, personally appeared Laura J. Blanc Arnstein, proved to me through satisfactory evidence of identification, to wit: \_\_\_\_\_ to be the person whose named is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for the purpose stated therein.

*Cammi J. W. [Signature]*

Notary Public (and seal)

My commission expires: *4-5-11*

REGISTRY OF DEEDS  
SOUTHERN DISTRICT  
ATTEST

*Eugene C. Brune*  
REGISTER

**Attachment B**

**PROJECT UPDATE LETTER**

STAMSKI AND MCNARY, INC.

1000 Main Street  
Acton, Massachusetts 01720  
(978) 263-8585  
FAX (978) 263-9883

JOSEPH MARCH, P.E., P.L.S.  
GEORGE DIMAKARAKOS, P.E.

September 22, 2016  
Acton Planning Board  
472 Main Street  
Acton, MA 01742

Re: Spring Hill Lane – A Residential Compound  
Revised Preliminary Subdivision Plan dated September 15, 2016  
at 19 Spring Hill Road Acton, MA.  
**Project Update Letter – Decision #16-11**

Members of the Board:

At the request our client, Maria & James Crowley, our office has prepared the referenced plan for review and approval by the Planning Board. The Applicant has met with the Planning Department on multiple occasions to discuss Decision #16-11. Based on these meetings, the site layout has been improved and the unique public benefits associated with this development have been clearly defined and expanded to include a composting toilet building for Camp Acton (*see attached Spring Hill Lane – Fact Sheet*).

We have conducted additional research of Spring Hill Road and its history of development (*see attached Lot Division Sketch*). We have walked the adjacent trails within Spring Hill Conservation Area and Camp Acton and have expanded the Restriction Area accordingly along site perimeter (*see attached Neighborhood Plan*). We have also learned more about Camp Acton uses and amenities from conversations with the Natural Resources Director and Recreation Department.

The significant improvements include the reduction in length of Spring Hill Lane and the common driveway turnaround. This private way is now shorter than both the Proof Plan length and the Spring Hill Road Single Access Street length when measured to the right from Pope Road. The proposed dwelling location on Lot 3 will now feature a garage under, which will reduce site disturbance while increasing the Restriction Area. This improved plan has also increased building setbacks to the abutting conservation lands.

We request that the Board take into consideration that in 1966, the Planning Board, acting within its adopted Subdivision Rules and Regulations<sup>1</sup>, endorsed a plan which created Spring Hill Road<sup>2</sup> as a Single Access Street greater than +/- 1,700 feet in length from Pope Road to the left thru the cul-de-sac. The current length of Spring Hill Road was reviewed by the Planning Board and was deemed satisfactory to provide access to this Neighborhood. The shorter redesigned private way will no longer add additional length to this Single Access

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<sup>1</sup> Town of Acton Planning Board Subdivision Rules and Regulations Adopted August 9, 1965.

<sup>2</sup> Definitive Plan; Spring Hill Tract; Acton, Massachusetts; Lot Layout Plan; Scale 1"=100'; October 1966; Prepared by David W. Perley; Plan Number 532 (B of 2) of 1966.

Street when measured from Pope Road to the right. Based on this information, we do not believe the statements within the Decision that the length of Spring Hill Road is excessive in length and noncompliant to be valid.

The Proof Plan has been updated to show the existing dwelling to be razed rather than relocated as previously labeled due to the required front yard setback from the proposed cul-de-sac street. The cost savings under the Residential Compound Plan which preserves the existing dwelling and reduces the road infrastructure allows the Applicant the opportunity to offer the public benefits outlined on the *Fact Sheet*. A donation to the sidewalk fund is proposed as recommended by town staff.

We thank you for your attention to this matter, and appreciate the opportunity to discuss this project further at the preliminary level. Thank you for your attention to this matter, we look forward to discussing this with the Board at the public hearing.

Respectfully,  
For: Stamski and McNary, Inc.



Richard J. Harrington, P.E.



George Dimakarakos, P.E.

*Attachments:*

Spring Hill Lane – Fact Sheet; Dated September 22, 2016 with Photos (#1 - #9)  
Copy of Definitive Plan; Spring Hill Tract; Lot Layout Plan; Dated October 1966 [Plan 532 (A of 2) of 1966].  
Spring Hill Road; Lot Division Sketch; Dated September 15, 2016; By: Stamski and McNary, Inc.  
Acton Conservation Trust Flyer – Invitation to Walk of the Spring Hill – Camp Acton on Oct. 2, 2016.  
Spring Hill Lane Neighborhood Plan; Dated September 15, 2016; By: Stamski and McNary, Inc.



# Spring Hill Lane – Fact Sheet

Date: September 22, 2016

## Subdivision History of Spring Hill Road – (see Lot Layout Plan & Lot Division Sketch attached)

- 1965 Subdivision Rules and Regulation Adopted by Planning Board on August 9, 1965.
- 1966 Spring Hill Road Definitive Plan Endorsed by Planning Board (Lots 1-8, Lot A).
- 1966 Planning Board approves dead-end street greater than 1,700 linear feet for neighborhood.
- 1966 Lot 4 - Purchased by the Town of Acton, includes 50'-wide R.O.W. easement on Lot 3.
- 1971 Lot A -Original house and barn divided into two lots, with frontage acquired from Lot 7.
- 1988 Lot 3 - Acquires land and access to abutting common driveway - Duston Lane.
- 1996 Abutting Camp Acton purchased by the Town of Acton from Boy Scouts of America.
- 1998 Lot 1 - Divided into two lots.
- 2002 Lot 8 - Divided into two lots.
- 2006 Lot 2 - Divided into two lots.
- 2016 Lot 5 – Preliminary Application filed for a Residential Compound.

## Unique Public Benefits of Spring Hill Lane - (see Preliminary. Plan, & Neighborhood Plan)

- Allows for the protection of an additional 1.78 acres of land abutting Camp Acton & Spring Hill Area.
- Provides Camp Acton with composting toilet building.
- Upgrades three gravel parking spaces at present Spring Hill Trail Access for public use.
- Allows the town to maintain existing trail location to Spring Hill Area within easement on Lot 1.
- Provides an additional turnaround for emergency vehicles within development.
- Provides an additional emergency and utility easement to central location of Camp Acton on Lot 3.
- Provides additional financial resources from contribution to the sidewalk fund.
- Proof Plan layout does not extend current 1966 dead-end length when measured from Pope Road.
- Dead-end Street length of revised private way is now below 1966 Dead-end Street length.

## Residential Compound Development Benefits – (see Prelim. Plan & Neighborhood Plan)

- Reduces overall site disturbance due to relief from typical roadway design standards.
- Minimizes future Town maintenance responsibility and costs due to private way and covenant.
- Preserves the rural character of the Town by allowing existing dwelling to remain.
- There shall be no further division of the tract or lots contained within.
- Use of common driveway standards allows creative design which maintains neighborhood character.
- Residential compound lots reduces impervious surfaces and increases setbacks to town land.

## Spring Hill Conservation Area – Camp Acton– (see Prelim. Plan, ACT Flyer & Neighborhood Plan)

- Spring Hill Road is a preferred meeting place for groups visiting Spring Hill (ACT Flyer).
- Spring Hill Road is a level public way with a 50'-foot Right-of-way with 24'-wide pavement.
- Spring Hill Road is maintained by Town and is accessible year round.
- Camp Acton access driveway from Pope Road is a single lane gravel driveway without turnouts.
- Camp Acton access driveway has a steeper grade with lower travel speeds than Spring Hill Road.
- Camp Acton currently offers a seasonal portable toilet at parking area.





Photo #1 – Spring Hill Road - proposed entrance on left [50'-wide Right-of-Way]

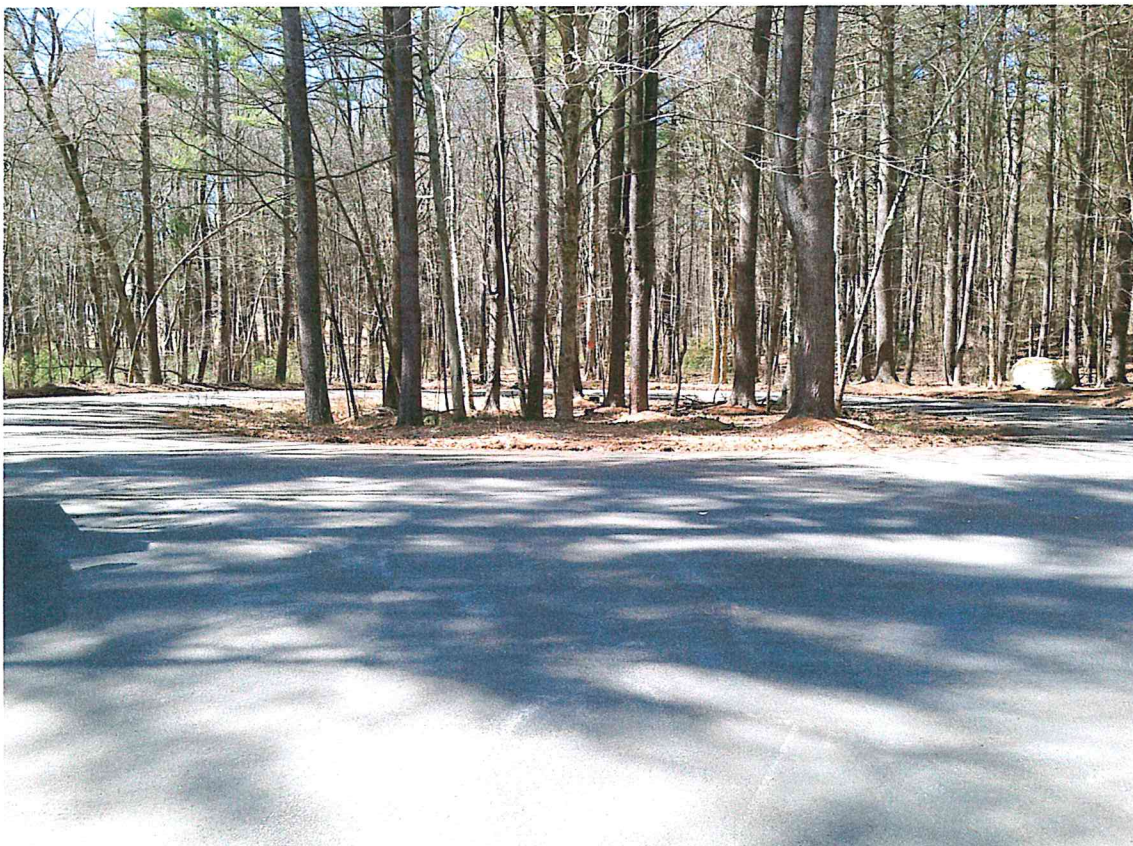


Photo #2 – Spring Hill Road Cul-de-sac Turnaround Area – Spring Hill Trail Access at Rock





Photo #3 – Spring Hill Road Cul-de-sac on-street Parking Area at Kiosk.  
 [Parking Proposed between rock and utility pole]



Photo #4 – Visitor parking at Spring Hill Area Trail Access



Photo #5 – Visitor parking along Spring Hill Road turnaround area.





Photo #6 – Camp Acton Access sign on Pope Road



Photo #7 – Single lane, gravel access driveway to Camp Acton from Pope Road.





Photo #8 – Single lane, gravel access driveway approach to Camp Acton Parking with Portable Toilet.





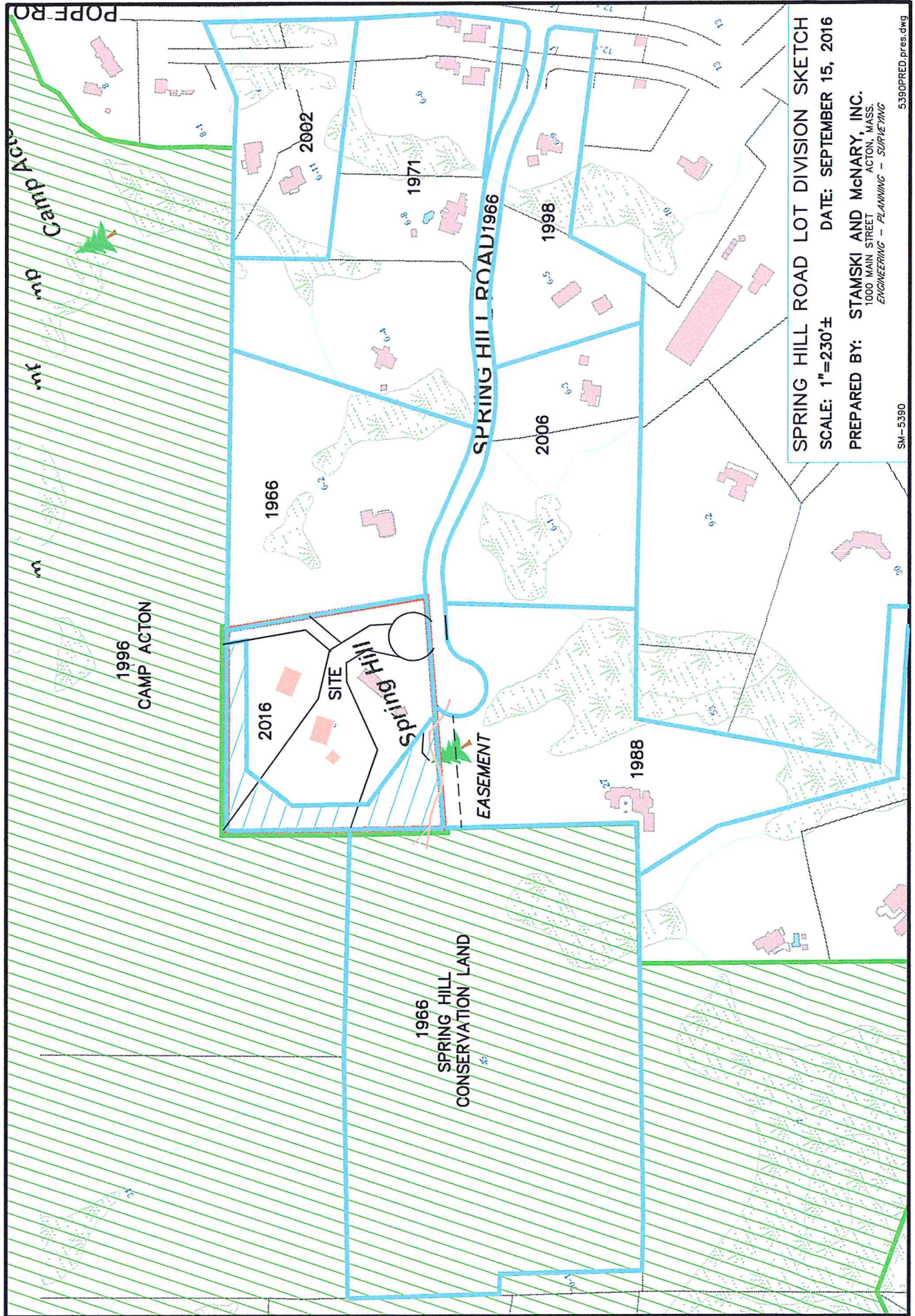
Photo #9 - Existing Portable Toilet (April 1 – Nov 30) at Camp Acton Parking Lot, near camp site trail access and kiosk.

[Proposed Composting Toilet Building Location]













ACTON  
CONSERVATION  
TRUST

Actonconservationtrust.org

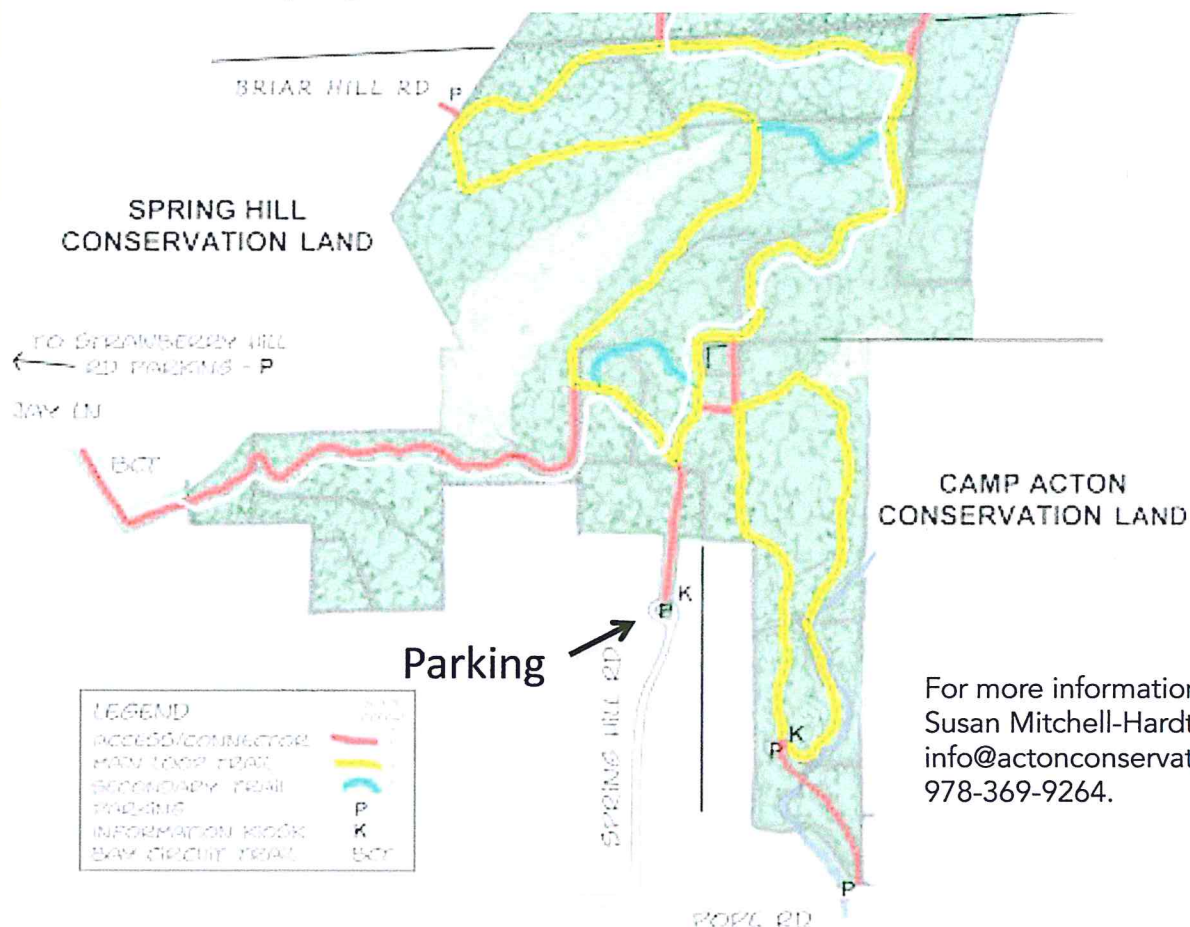
## Walk of the Spring Hill – Camp Acton Conservation Lands

Sunday October 2, 2016  
2:00 PM (Rain or Shine)

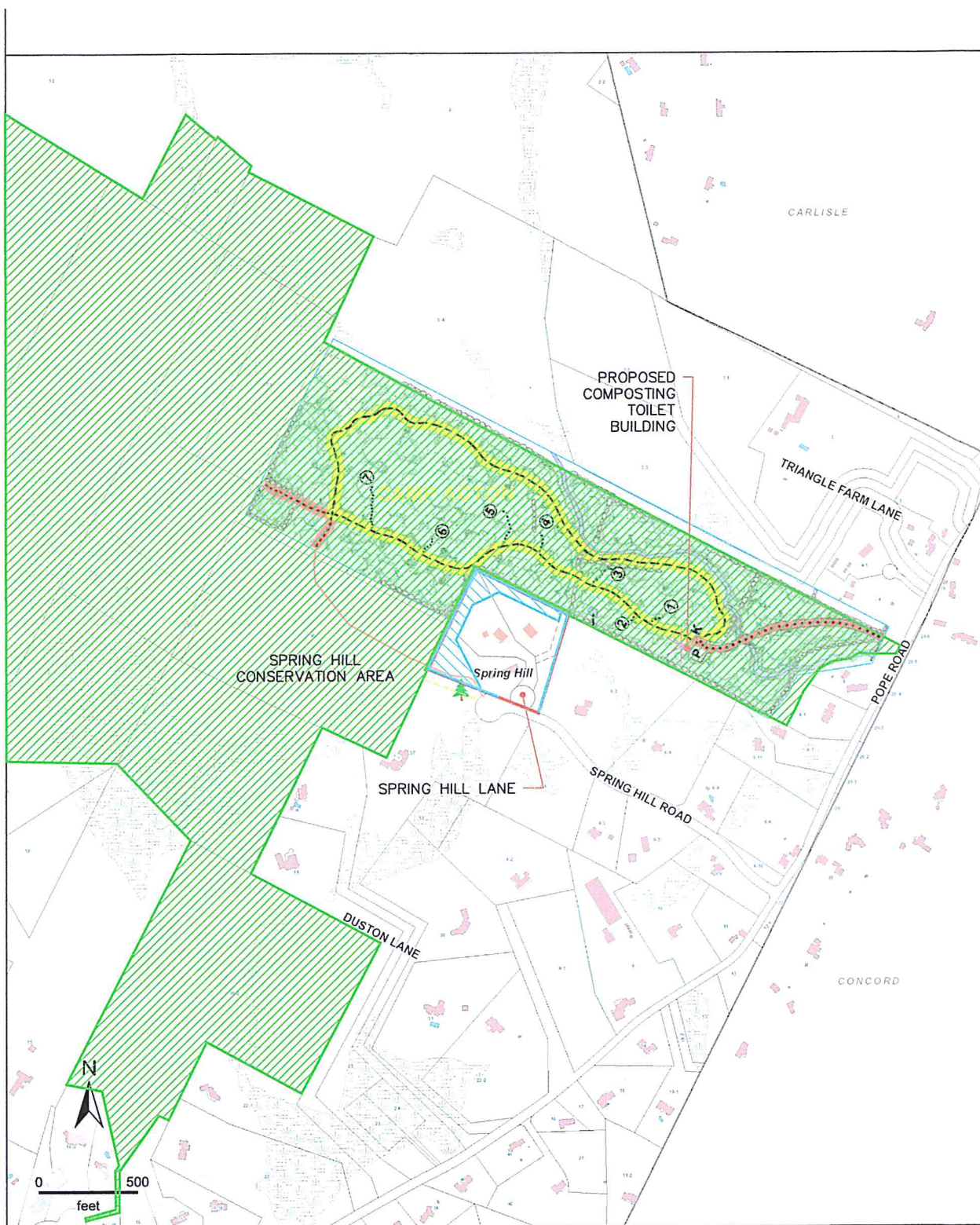
Please join us to celebrate the 50<sup>th</sup> Anniversary of the Spring Hill Conservation Area and the 20<sup>th</sup> Anniversary of Camp Acton. We will walk through these beautiful lands, and enjoy refreshments under the majestic pine trees in Camp Acton.

We will convene at the end of Spring Hill Road and hike along the Native American stone pile trail in Spring Hill and continue on to Camp Acton observing hidden treasures along the way. ACT Trustees will relate both colonial era history and the history of how Spring Hill Conservation Area and Camp Acton came to be preserved. Both are great examples of "Neighborhood Advocacy".

We will conclude the formal portion of the walk with anniversary cake and chili at the picnic table at Campsite #1, and conclude the trail loop by exiting onto Pope Road or retracing our route back to Spring Hill Road.







**Property Information**

Property ID E6-6  
Location 19 SPRING HILL RD



PROPOSED  
COMPOSTING TOILET  
BUILDING



PROPOSED  
RESTRICTION AREA



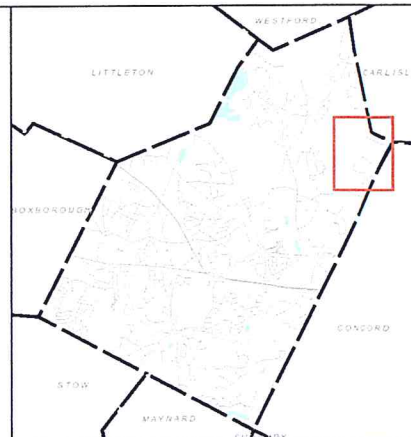
TOWN OWNED LAND

PROPOSED RESIDENTIAL COMPOUND  
SPRING HILL LANE  
NEIGHBORHOOD PLAN  
DATE: SEPTEMBER 15, 2016  
5390PRED.pres.dwg



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of Acton shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.



**Attachment C**

**WAIVER REQUEST LETTER**

STAMSKI AND MCNARY, INC.

1000 Main Street  
Acton, Massachusetts 01720  
(978) 263-8585  
FAX (978) 263-9883

JOSEPH MARCH, P.E., P.L.S.  
GEORGE DIMAKARAKOS, P.E.

September 15, 2016  
Acton Planning Board  
472 Main Street  
Acton, MA 01742


Re: Revised Preliminary Subdivision Plan dated September 15, 2016  
at 19 Spring Hill Road Acton, MA.  
**Waiver Request Letter**

Members of the Board:

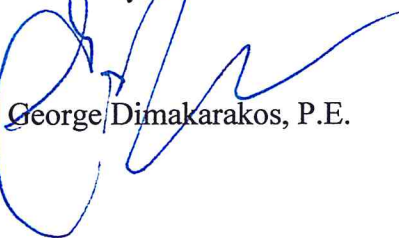
On behalf of our client, Maria & James Crowley, we hereby request waivers from Section 8, Design Standards, and Section 9, Improvements, of the Acton Subdivision Regulations. The private way within this Residential Compound has been designed to Common Driveway Standards which is the general rule established under Section 10.1.3 of the Acton Subdivision Regulations.

The reason for granting the requested waivers is to allow the applicant to build a small scale residential compound in a manner which minimizes Town maintenance, responsibility and cost, while simultaneously preserving the rural character of the Town.

Respectfully,  
For: Stamski and McNary, Inc.



Richard J. Harrington, P.E.



George Dimakarakos, P.E.